

FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

APR# 05-III-2BR

**Staff Use Only**

Date Received: 9/23/05

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

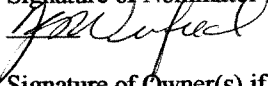
**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: J. Peter Winfield Daytime Phone: 540-937-5079

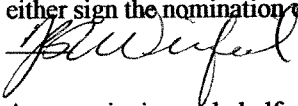
Address: 436 Laurel Mills Rd. Castleton, VA 22716

Nominator E-mail Address: \_\_\_\_\_

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):



Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

\_\_\_\_\_

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☐ Mount Vernon ☒ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): \_\_\_\_\_ sq. ft. 5 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

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## SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).

See attached page 96 from the current Fairfax Center Area Comprehensive Plan, Land Unit T

Current Plan Map Designation: Residential Uses at 2 du/ac at Overlay Level

Proposed Comprehensive Plan Designation: Mixed use and Residential Uses at 16-20 du/ac

| Mixed Use                                                                                                                                                                                                                                                                                                                                                       |                      | Residential Land Use Categories                                                                                             |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------|
| If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable. |                      | Categories expressed in dwelling units per acre (du/ac)                                                                     | Number of Units |
| Categories                                                                                                                                                                                                                                                                                                                                                      | Percent of Total FAR | .1 - .2 du/ac (5-10 acre lots)                                                                                              |                 |
| Office                                                                                                                                                                                                                                                                                                                                                          | 15%                  | .2 - .5 du/ac (2-5 acre lots)                                                                                               |                 |
| Retail                                                                                                                                                                                                                                                                                                                                                          | 10%                  | .5 - 1 du/ac (1 - 2 acre lots)                                                                                              |                 |
| Public Facility, Gov & Institutional                                                                                                                                                                                                                                                                                                                            |                      | 1 - 2 du/ac                                                                                                                 |                 |
| Private Recreation/Open Space                                                                                                                                                                                                                                                                                                                                   |                      | 2 - 3 du/ac                                                                                                                 |                 |
| Industrial                                                                                                                                                                                                                                                                                                                                                      |                      | 3 - 4 du/ac                                                                                                                 |                 |
| Residential*                                                                                                                                                                                                                                                                                                                                                    | 75%                  | 4 - 5 du/ac                                                                                                                 |                 |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                                    | <b>100%</b>          | 5 - 8 du/ac                                                                                                                 |                 |
| * If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).                                                                                                                                 |                      | 8 - 12 du/ac                                                                                                                |                 |
|                                                                                                                                                                                                                                                                                                                                                                 |                      | 12 - 16 du/ac                                                                                                               |                 |
|                                                                                                                                                                                                                                                                                                                                                                 |                      | 16 - 20 du/ac                                                                                                               | 60-75 unit      |
|                                                                                                                                                                                                                                                                                                                                                                 |                      | 20 + du/ac**                                                                                                                |                 |
|                                                                                                                                                                                                                                                                                                                                                                 |                      |                                                                                                                             |                 |
|                                                                                                                                                                                                                                                                                                                                                                 |                      | ** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac. |                 |

## SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

## SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

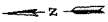
All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

[illegible]

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

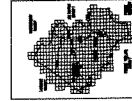
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NOTES:  
1. This map is a reproduction of the original map on file in the Office of the State Engineer, Department of Transportation, and is not to be used for any other purpose.  
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GENERAL NOTES

THESE PARCELS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
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AMENDED PLAT NUMBER

|       |       |       |
|-------|-------|-------|
| 55-1  | 55-2  | 55-3  |
| 55-4  | 55-5  | 55-6  |
| 55-7  | 55-8  | 55-9  |
| 55-10 | 55-11 | 55-12 |

PROPERTY MAP

55-4  
Revised by 08/01/05

UNOFFICIAL COPY OF THE MAP  
UNOFFICIAL COPY OF THE MAP  
UNOFFICIAL COPY OF THE MAP



**LAND UNIT T****CHARACTER**

This land unit is located south of Route 29 in the area south of the intersection of West Ox Road and Route 29. This land unit contains portions of the Lee Pines, Piney Branch, Glen Alden, Marymead, Cannon Ridge, and Buckner Forest subdivisions. The Fairfax County Parkway will extend through the western portion of this land unit.

**RECOMMENDATIONS**Land Use

This land unit is planned for low density residential use at 2 dwelling units per acre at the overlay level. Buffering along Route 29 should be provided.

Existing spot commercially-zoned parcels along Route 29 should not be expanded or intensified. Redevelopment to uses which are more compatible to the adjacent planned residential areas should be encouraged.

**LAND UNIT SUMMARY CHART – LAND UNIT T**

| <u>Land Unit</u>                                                             | <u>Approximate Acreage</u>  |                           |                               |
|------------------------------------------------------------------------------|-----------------------------|---------------------------|-------------------------------|
| T                                                                            | 215                         |                           |                               |
| <u>Land Unit</u>                                                             | <u>Recommended Land Use</u> | <u>Intensity/<br/>FAR</u> | <u>Density<br/>Units/Acre</u> |
| <b>Baseline Level</b>                                                        |                             |                           |                               |
| T                                                                            | RESIDENTIAL                 |                           | 1                             |
| <b>Intermediate Level</b>                                                    |                             |                           |                               |
| T                                                                            | RESIDENTIAL                 |                           | 1.5                           |
| <b>Overlay Level</b>                                                         |                             |                           |                               |
| T                                                                            | RESIDENTIAL                 |                           | 2                             |
| Note: This land unit is within the Water Supply Protection Overlay District. |                             |                           |                               |

own 1/4 of 8 acres  
on the corner of Rt 29 +  
the FX County Pkwy. I  
filed A PARTITION SUIT ON  
IT, ALSO. STARTED LAST  
SPRING

Part of a letter sent by LWB  
EXHIBIT C-LWB  
RE-PAR. 3

ANT2  
PW

● MyLot the point  
to the south cuts off  
access from Winifred Farm  
(TUBACH's property). I refuse  
to sign a Release agreement  
after my Mother's death in 89

• The R.O.W. went right thru 244 on a preliminary plot, but not on final so they had no access this R.O.W. came up in lock partition suite.

TURK OWNED  
this parcel

→ Tax map:  
05.54010024H

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1212 1° 0 100° 0472 1212 1.1925

1. General Information

**TO: Fairfax County Planning Commission  
South County Review Nomination  
Tax Map Parcel 0554-01-0024H**

**Section 6: Justification**

My nominated 5 acre lot lies just west of the Fairfax County Parkway. From the eastern boundary of 24H there is an entrance to the Parkway – see nominated parcel plot illustration. Immediately west of Lot 24H is Winfield Farm, now owned by a carpetbagger named David Tubach. Mr. Tubach was a county employee in the zoning and planning area of Mr. Herrity's county supervisorship. Engineering and survey drawings by Bengston, DeBell, Elkins & Titus, surveyors and engineers, dated November 16, 1989 show ingress and egress to the Parkway. ①

The Fairfax County Health Department condemned the houses on Winfield Farm in the spring of 1990, a year after my mother's death. ②

David Tubach, no longer an employee of Fairfax County, bought Winfield Farm as condemned property on January 30, 1991. ③

Report # 456-Y91-21: Planning Commission report to the Board of Supervisors recommends transferring land previously condemned (again Winfield Farm Property) to the Park Authority. ④

David Tubach transfers a 1.7 acre piece to Fairfax County with the return of the same piece of property back to Mr. Tubach thus allowing for a sewer line and water from the Willow Springs School area to Winfield Farm. ⑤

David Tubach is interested in selling Winfield Farm to the Park Authority. ④, ⑥

In 1998 David Tubach presents contract to purchase lots 24H and 38. ⑦ I object and file a partition suit ending in my purchase of lots 24H and 38 in July 2001 and the Commissioner denying a right of way from Winfield Farm thru my lot 24H to the Fairfax County Parkway ingress and egress easement.

It is my belief that there has been egregious wrongdoing by public officials and private individuals in the activities involving Winfield Farm over the years.

Because of the complexity of the issues, I have made it known that I would submit this matter to arbitration. I reiterate that position at this time. I have opposed a right of way thru lot 24H heretofore because I have been opposed to the activities of Mr. Tubach and others.

I would like to see good use for Winfield Farm with Mr. Tubach out of there. If Winfield Farm were to be put to good use, I would have no objection to

a right of way thru 24H per the 1989 drawing by Bengston, DeBell, Elkins and Titus to accompany my request for mixed use and higher density.

Thank You,

  
Peter Winfield

Footnotes:

Any of these papers will be made available upon request.

- ① Bengston, DeBell, Elkins, Titus plat dated November 16, 1989
- ② Fairfax County Health Department report dated May 29, 1990
- ③ David Tubach contract dated January 30, 1991
- ④ Fairfax County Planning Commission report # 456-Y91-21 dated 2/3/92
- ⑤ Copy of letter from David Tubach to Fairfax County and copy of certified letter from Fairfax County to Mr. Tubach dated January 18, 1994 and plots
- ⑥ Letter from Lucy W. Berkebile dated March 13, 2000
- ⑦ Copy of David Tubach's contract for lots 24H and 38 dated May 25, 1998



November 2, 2005

To: Leanna Hush  
Planning FFX CO.

From: Peter Winfield

Dear Ms. Hush:

Thank you for your FAX letter yesterday. I will try to respond as best as I can.

Lot 24H    5 Acres    217,800 SQFT

Number of Buildings: 1 (ONE)

Square Footage Footprint — 10,000 SQFT (per Floor)

Dwelling Units per Floor — 10 @ 1000 SQFT per Unit

TOTAL # DWELLING UNITS  
ON THE BUILDING — 100 DWELLING UNITS

ADD IN 25% OFFICE  
AND RETAIL - EQUIVALENT  
TO 25 DWELLING UNITS — 25 OFFICE/RETAIL

TOTAL (SAY) 125 units    100 RESIDENTIAL  
25 OFFICE/RETAIL

this density on this footprint ~~and~~ would call for a 10 to 12 story building, leave maximum area of the 5 acre lot for open space, or other desired uses. At a footprint of 10,000 SQFT., the Bldg would take up less than 1/20th of the square footage of the lot area of 24H - 217,800 SQ FT.

I see the best use of the land would be to have this type of development on 24H, and other areas, as well. I think that, if there is an entrance to the Parkway, it would work well with this type of high density use. I am open to a R.O.W. across 24H if that is useful in proper development of land to the West of 24H.

Please let me know if you need this information in a different format or if you have any questions.

Thank you  
Peter Winfield